

Project Narrative

MATERA

VILLAS

Request for Site Plan approval by the Development Review Board on approximately 0.44
acres located at 7323 E. Belleview

Prepared for:

City of Scottsdale Development Review Board
7447 E. Indian School Rd
Scottsdale, AZ 85258

Applicant:

Treviso LLC
9839 E. Rosemary Lane
Scottsdale, AZ 85260

September, 2004

74-DR-2004
9/10/2004

PROJECT NARRATIVE

Project Description

The Purpose of this request is to obtain site plan approval by the Development Review Board for Matera Villas, a 19,109 net s.f. (0.44 ac) undeveloped, platted lot located at 7323 E. Belleview St. The property is currently zoned R-5, and was zoned such in 1960 as lot 180 of the New Papago Parkway Unit 9 subdivision. The existing plat designates this lot in the CCR's as a multifamily or higher density residential site. The site plan is consistent with the density range for an R-5 zoning in the City of Scottsdale. The resulting density is 18.2 du/ac net acres and 14.3 du/ac gross acres. The proposed site plan and relative density is consistent with adjacent densities and offers 28% open space.

The subject site is an infill site located in a mixed density area of Scottsdale just east of Scottsdale Rd. on Belleview St., the first street south of McDowell. The housing in the area varies from single family, apartments, condominiums, to commercial uses closer to Scottsdale Rd. Contiguous to the properties on the north side of Bellview St. is the old undeveloped Los Arcos site. The applicant is requesting approval of the site plan to allow development of the existing vacant land into eight single family attached condominiums.

A homeowners' association with CCR's will control the project. Responsibilities of the homeowners' association include maintaining the landscaping in the common areas and developing and maintaining the architectural standards of the subdivision. The project will offer three different floor plans, as well as accessory amenities such as a BBQ grill and bike rack. Landscaping and amenities will be installed during the course of construction by the developer and maintained by the homeowners' association. Matera Villas will enhance the area by virtue of quality design and will contribute to the redevelopment and beautification of south Scottsdale.

Relationship to surrounding area

Scottsdale Rd. and McDowell are the major cross streets for the subject site. The property is located on the south side of Bellview St., approximately a half block east of Scottsdale Rd. Seventy-fourth Street is to the east. There are single family detached homes zoned R1-7 to the south, apartments and condominiums to the north, townhomes to the west and commercial to the west as well.

Accessibility

The major arterial for traffic to Matera Villas is via Scottsdale Rd. to the west. Secondary access will come via 74th St. to the east, which will carry traffic south from McDowell Rd. The ingress and egress will be located along the alley on the south side of the property, which is consistent with the usage for adjacent properties, and actually an improvement as parking is not actually on the alley itself, but in two alley-loaded interior

parking lots. Covered parking will be located here for the future residents at a rate of one space per home and one additional guest space, which will be uncovered. Additionally, character is established for the entire Community through design elements such as thematic signage and centralized open space, and is carried out through the design of individual homes by strict Community Site Development, Architectural Design, and Landscaping Standards.

Open Space

Matera Villas features 28% open space of the net lot area, of which half of the site total is located along frontage on Bellview St. The common outdoor open space is located conveniently in the center of the site, creating a front yard feel for each home. This location also adds visual appeal to the property from the street. Additional open space is located at the rear of each unit. This private outdoor open space is created to comply with the City's ordinance requirements as well as allow residents a private backyard area. Other convenience amenities such as bike rack and BBQ grill are also centrally located south of the buildings. The open space will be landscaped using desert trees, desert plants, and decomposed granite.

Residential Designs

The buildings will conform with the setback requirements under the R-5 density designation. The zoning ordinance allows the building to be built up to the property line, but in keeping with the ordinance, the backyards are ten feet deep. Placement of the buildings provides for nearly 27 to 38 feet between the building fronts. Additionally, the first homes are offset approximately 60 feet from the centerline of the alley to the south where the R1-7, single-family homes are located. This is an additional 10 feet of setback over the 50 foot minimum established in the ordinance.

Housing diversity is accomplished through three different home sizes varying from 1,100 to 1,500 square feet. The floorplans will be interchangeable within the building footprints laid out in the site plan, with the exception of the largest plan, which is always an end unit.

The builder will offer two elevations for each floor plan, with multiple exterior color palettes. Adjacent homes will be required to have different color palettes and elevations. Elevations have been created specially for this project, taking into account the neighboring projects which were built in the 1960's. Staff recommended an architectural style similar to what is found in the area around 68th Street south of Camelback, and specifically the Valley Ho. We considered these elevations and developed elevations that incorporate the use of columns and siding that lend themselves to the character of elevation styles seen in past decades, while still maintaining today's standards for urban design.

Each elevation provides variation by utilizing covered entries, window trim, window and door foam and stucco pop-outs, and varied roof configurations. The builder will only use masonry, stucco, and siding (the updated version currently being utilized in the Valley) exterior finishes. Color and materials should reflect or appropriately contrast with desert hues and other earth tones. The style of these elevations incorporate white trim and fascia which create a nice contrast to the building and popout colors.

All mechanical equipment shall be ground mounted in the rear yard area and any accessory structures shall conform to the main building in style and color. Building height is approximately 28 feet, and will not exceed 30 feet. Preliminary elevations are included in this package, and are subject to changes by Staff and the Development Review Board in order to obtain approval.

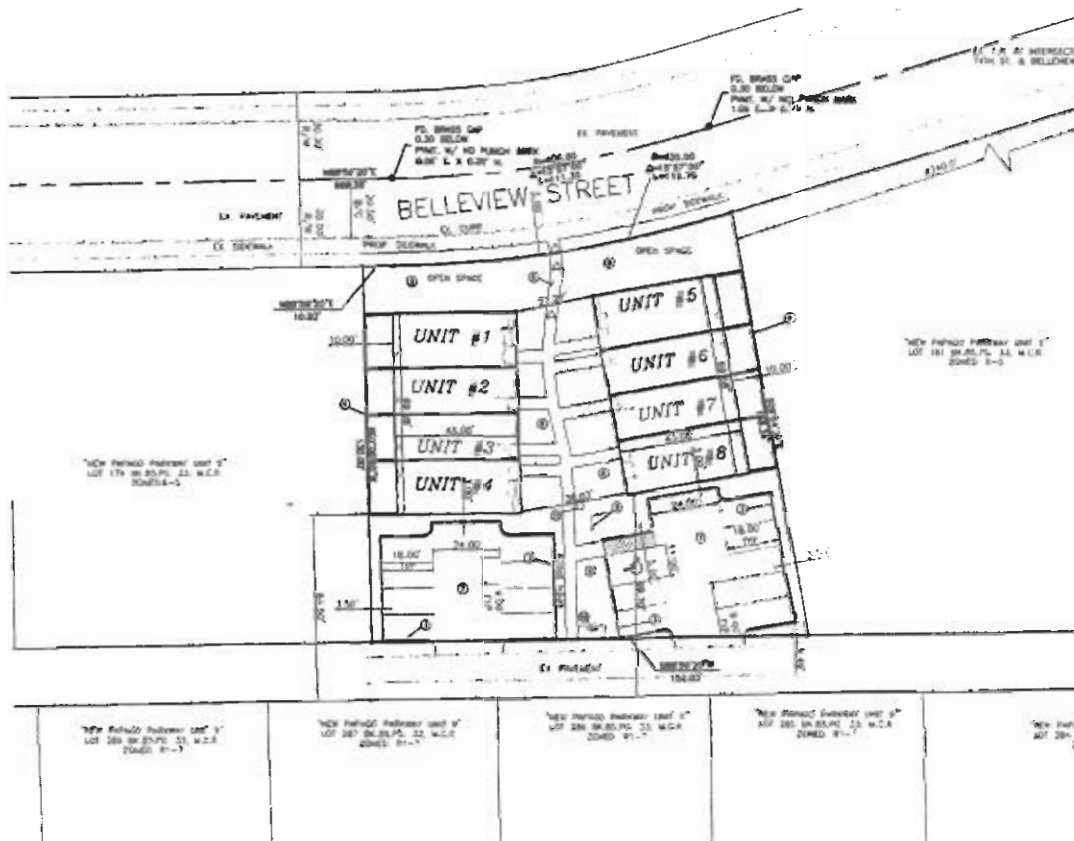
In conclusion, Matera Villas is designed to be an attractive, updated alternative development for south Scottsdale and the immediate neighborhood.

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

GRAPHIC SCALE

0 10 20 30

(1 cm = 10 m)



APPLICANT
 TRIVIS LLC
 8001 E. HIGHWAY 100
 SCOTTSDALE, AZ 85260
 (480) 947-6220
 FAX (480) 947-6221
 CONTACT: CLARENCE ROTH

AMVER
c/o A. KNO, L.R.
7529 E. ANKUS DRIVE
SCOTTSDALE, AZ 85261
(480)394-6200
Ext. (480)394-6272
CONTACT: PAK LAMM

ENGINEER/LAND PLANNER
w. a. chaffin (individual, inc.)
743 E. mainland ave. suite 200
pasadena, arizona 93014
(602) 712-1779
contact chaffin wadops

LEGAL DESCRIPTION
all parts of "the parcel shown
and if all contained in book 28,
page 22 of will.
except the rest of"

Q.S. NUMBER
(1-2)

ASSESSOR'S PARCEL NO.
121-26-22-4

Does not it currently an undeveloped parcel, zoned R-1, the scope of project includes the construction of 2 buildings around up a sale to the associated address and landscaping.

[illegible]

RTA AREA (GROSS)	14,432.37	-0.56	sf
SITE AREA (NET)	18,109.27	-0.56	sf
ZONING	9		
BUILDING AREA	3,985.5		(TOTAL)
COVERAGE	21.5%		
PARKING REQUIRED	16		
2.5 SPACE/UNIT	68		SPACES
PARKING PROVIDED	70		SPACES
TOTAL UNITS	8		
DENSITY (GROSS/AC)	18.2		
DENSITY (NET/AC)	28.5		
OPEN SPACE (REQUIRED)-TOTAL	240.2	-1.56	sf
OPEN SPACE (REQUIRED)-PRIVATE	242.7		sf
OPEN SPACE (REQUIRED)-PROMOTING	1.3		sf
OPEN SPACE (REQUIRED)-PROMING LOT	4.64		sf
OPEN SPACE (PROVIDED)-TOTAL	2,405.5		sf
OPEN SPACE (PROVIDED)-PRIVATE	6.06		sf



THRU ENCLASURE TO FURNISH MY COPY OF SELECTIONS
STANDARD (SEE MODEL) W/IT CONC. APPROACH AND
USE OF AN AFFRANDED BUILDING REAP STALL
TECHNIQUE

1. FURNISH ENCLASURE
2. 4" CONCRETE CURB SEE CHG.
3. BRICK-SPRINKLED WALL 4" STUCCO. FLOOR TO MATCH
BRICKWORK.
4. ACCESSIBLE PUBLIC WH.
5. GRASS OR PLANTED AREA
6. 3' AFFRANDED CONCRETE CURB 4" CONC. FLOOR. (SEE CHG.)
7. BRICK-SPINKLED WALL 4" STUCCO. FLOOR TO MATCH
BRICKWORK.
8. BRICK-SPINKLED WALL 4" STUCCO. FLOOR TO MATCH
BRICKWORK.
9. 4" CONC. CURB TO BE UTILIZED FOR BRICK-SPINKLED
COLLECTION (1 BRICK).
10. BRICKWORK.

ROD OF THE TREES PLANTED SHALL BE 4 INCHES

PRELIMINARY CONCEPTUAL LANDSCAPE DESIGN LAYOUT PLAN FOR:

MATERA VILLAS

PREPARED FOR: MATERA VILLAS, LLC
LOCATED IN: SCOTTSDALE, ARIZONA

AUG. 25, 2004

DESIGN plus WEST, LLC



LANDSCAPE CALCULATIONS CHART

AREA	FORMULA	REQ.	PROVIDED
ENTRY - FRONTAGE (1 TREE, 3 SHRUBS/25 LFT)		8	7
BELLEVUE AVENUE - TREES		16	27
BELLEVUE AVENUE - SHRUBS		8	8
UNIT DRIV. (1 TREE, 2 SHRUBS/UNIT)		8	8
8 TOTAL UNITS - TREES		8	8
8 TOTAL UNITS - SHRUBS		16	28
TERRACE LIT. DRIV. (1 TREE, 2 SHRUBS/16 SHOES)		3	4
16 TOTAL SHOES - TREES		8	27
16 TOTAL SHOES - SHRUBS		16	16
TOTALS: TREES		40	48
		16	48

PLANT LIST

SYMBOL	PLANT NAME	SIZE
	MODEL PINE	18 GALLON
	CHILDEN MESQUITE (3" CALIPER TRUNK MAX.)	3/4" BOX
	ELITE PAID VERDE	24" BOX
	SHRUBS AND GROUNDCOVER	
	PURPLE GROUND MORNING GLORY	1 GALLON
	TRAILING PURPLE LANTANA	1 GALLON
	TR. YELLOW LANTANA	1 GALLON
	RED YUCCA	1 GALLON
	"GREEN CLOUD" TEXAS SAGE	1 GALLON
	ROSEGRANITE L. ANGST	1 GALLON
	R. BIRD OF PARADISE	1 GALLON
	"PETITE PINK" CLEANDER	1 GALLON
	CHOCOLATE SAGE	1 GALLON
	DESERT RUSSIA	1 GALLON
	OCTOPUS AGAVE	1 GALLON
	YELLOW CLEANDER	1 GALLON
	BRITTLERUSH	1 GALLON
	DESERT CASSIA	1 GALLON

2" DEPTH DECOMPOSED GRANITE-3/4" MINUS-WIDENING COLL.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATION OF ALL UNDERGROUND UTILITIES AND UTILITY LINES IN THE AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITY LINES NOT SHOWN AND SHALL OBTAIN THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.

AMOUNT OF LANDSCAPE ON PROJECT

LANDSCAPING ON-SITE	5,748 S.F.
LANDSCAPING IN PUBLIC RIGHT OF WAY	5,772 S.F.
TOTAL LANDSCAPING	11,520 S.F.

SIGHTLINE NOTE:

ALL TREES WITHIN THE SIGHT VISIBILITY LINES TO BE TRIMMED UP AND MAINTAINED AT A 7' MIN. CANOPY HEIGHT, AND ALL GROUND COVER TO BE MAINTAINED AT A MAX. HEIGHT OF 24". NO SHRUBS ARE ALLOWED IN THE SIGHT VISIBILITY LINES.

33'x33' SIGHT VISIBILITY TRIANGLE NOTE:

NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 33'x33' FOOT SIGHT VISIBILITY TRIANGLES.

NOTES:

MUST MAINTAIN A 7' MINIMUM CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR ANY LANDSCAPING.

ALL PLANT MATERIAL/TREES IN THESE PLANS TO COMPLY WITH AND MEET THE ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.

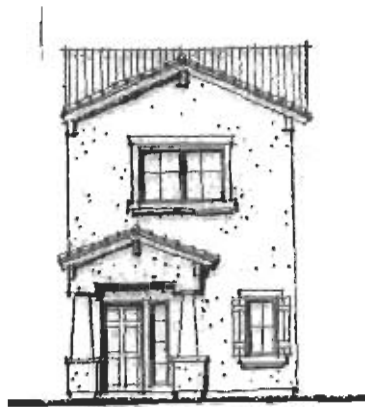
NOTE: IRRIGATION SYSTEM TO CONSIST OF DRIP EMITTERS CONNECTED TO AUTOMATIC VALVES AND TIED INTO A CENTRAL AUTOMATIC CONTROLLER.

NOTE: LANDSCAPE AREAS PROPOSED FOR GRANITE ARE TO BE PLANTED IN VEGETATIVE GROUND COVER. DETAILS TO BE APPROVED BY STAFF IN FINAL LANDSCAPE PLANS.



SIGNAGE LOCATION DETAIL (UNIT #5)

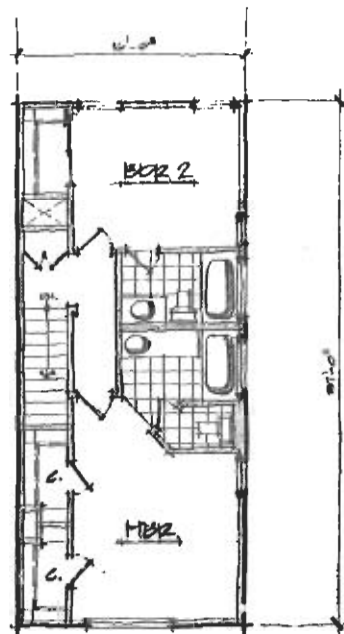
UNIT WALL MOUNTED SIGN PANEL



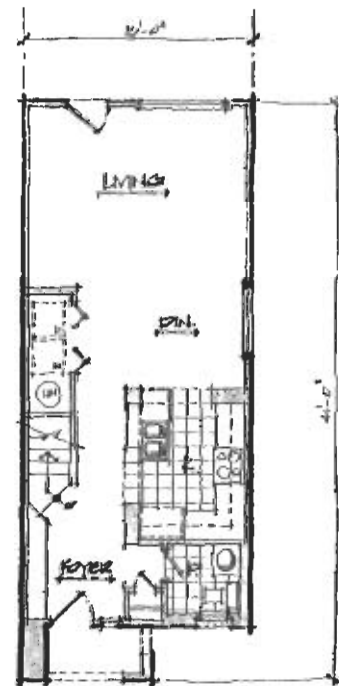
ELEVATION 'A'



ELEVATION 'B'



UPPER FLOOR PLAN



MAIN FLOOR PLAN

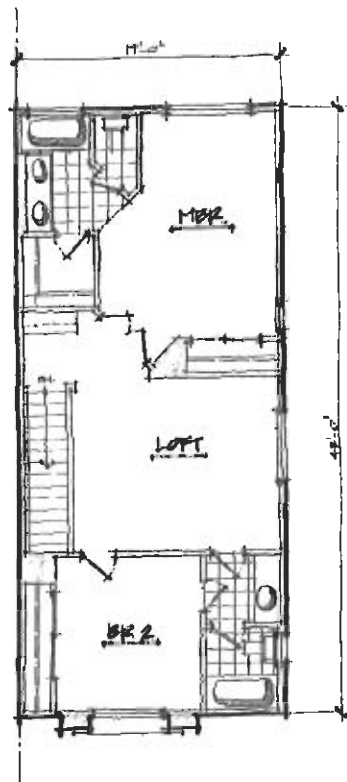
PLAN 1



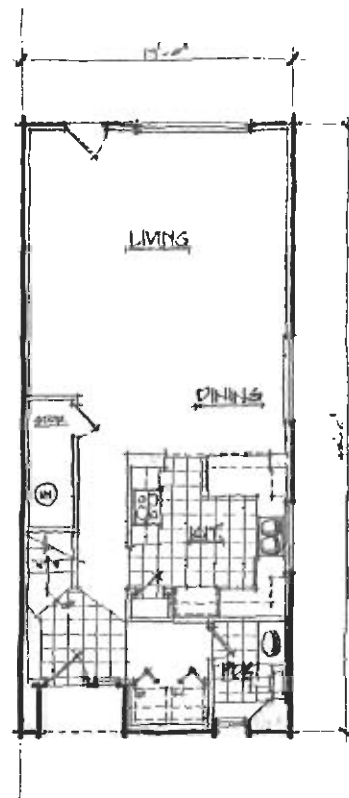
ELEVATION 'A'



ELEVATION 'B'

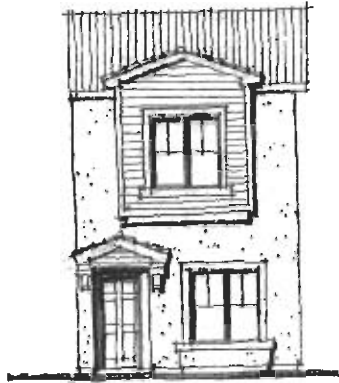


UPPER FLOOR PLAN



MAIN FLOOR PLAN

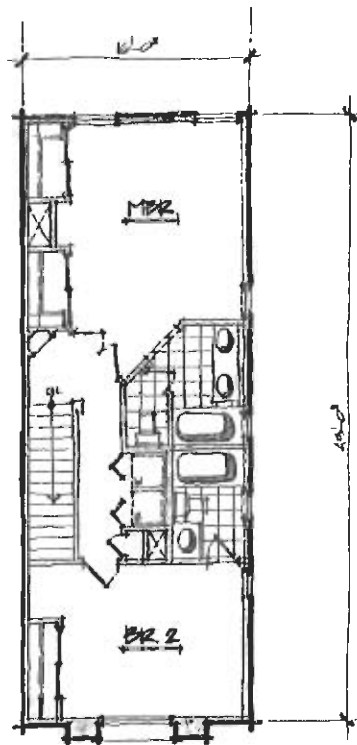
PLAN 2



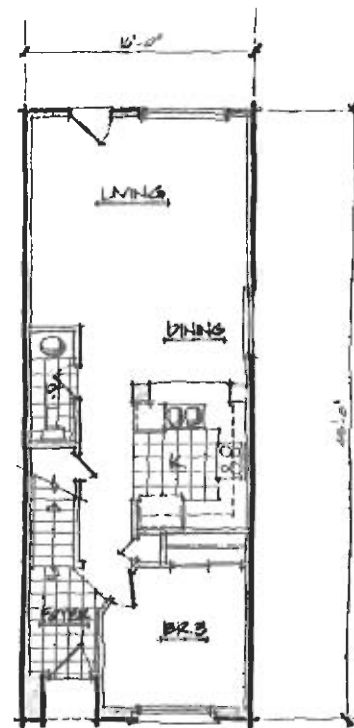
ELEVATION 'A'



ELEVATION 'B'



UPPER FLOOR PLAN



MAIN FLOOR PLAN

PLAN 3